

Neighborhood Commercial Study Scores

Amsden Ridge Center			Countryside Center		90 <sup>th</sup> & Penn		Central Lyndale - 86 <sup>th</sup> to 90 <sup>th</sup> Street		American & Nicollet		American & Portland		Old Cedar & Old Shakopee		98th & Nicollet			
	Data	Score		Data	Score		Data	Score		Data	Score		Data	Score		Data	Score	Weight
VISUAL QUALITY																		
Building exterior	1980's brick / few holes and deterioration	0	1980's brick, new buildings SE corner	1	Paint peeling on a few buildings / Old gas station	1	Recent updates with a few older buildings	1	Older brick / stucco buildings	1	Recent updates to a number of buildings. Other buildings have some deteriorations	1	Peeling and faded paint	1	Brick buildings in good condition	1		3
Landscaping/Green Space	Fully landscaped	0	Minimal landscaping	1	Landscaping is lacking SE/NE	2	Minimal landscaping	1	Majority of sites lack landscaping	2	Majority of the area lacks landscaping	2	Center, and NE/SE corners lacking landscaping	1	South parcels lack landscaping	2		2
Parking condition	Center parking lot had pot holes	1	Newer overlay at center, potholes in SE	1	SE has major pot holes/nonexistent pavement	1	Maintained	0	Maintained - though DJ's auto is deteriorating	0	Maintained, with a few issues	0	Deteriorating in a number of areas	1	Gravel parking, some potholes	1		2
Lighting and safety considerations	New lighting in sections	0	Older lighting system	1	Older lighting fixtures	1	Various light fixtures	1	Various light fixtures	1	Various light fixtures / safety concerns in back of T&C center	1	Few areas with limited lighting	1	South parcels - limited lighting	1		2
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Cell tower on center site	1	Minor site conditions - scattered	1	Dumpsters, equipment	1	Screened	0	Budget exteriors and DJ's has visible outside storage	1	Few random dumpsters outside / no area for semi trucks	2	Docks and dumpsters	1	Dumpsters and outside storage	1		1
Overhead utilities	No overhead utilities	0	Along OSF / south on BFR	1	Along Penn Ave	2	Along 86th	1	Along back property line	1	Back of T&C	1	Along OSR -	2	Along OSR	2		1
Signs - condition & consistency	Standards signs	1	Old signs / mixed construction	1	Mixed/older	2	Updated with window signage	1	Number of plywood signs and window signs	2	Consistent with code	1	Mix of signage	1	Mix of signage	1		1
OBSELECECE																		
Frequent vacancy (5-yr average)	21.40%	2	17.70%	2	33.40%	2	7.60%	1	0%	0	13.90%	1	0%	0	6.3% - office	1		3
Land Underutilization/FAR	0.18	1	0.13	2	0.25	0	0.24	0	0.17	2	0.29	0	0.27	0	0.20	1		2
Average Age	32.5	1	28.2	1	49.5	2	37.3	1	48	2	56.1	2	55.4	2	47.2	2		2
Neighborhood Supportive Retail Mix	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1	Supports need	1		1
NONCONFORMITY																		
Use		0		0		0		0		0		0		0		0		2
Site		0		0	Small lots/frontage/access	1		0	Very small lots	1		0	Small lots / access	1	Few small lots	1		1
Parking		0		0	Parking location / number	1	Parking location / number	1	Parking location / number	2	Parking location / number	2	Parking location	1	Gravel parking, location	1		1
Setbacks		0		0	Few buildings close to lot line	1		0	Few buildings right at lot line	1	Buildings at lot line	2	Few buildings at lot line	1	Few buildings at lot line	1		1
VALUES																		
Recent investment (5 yrs)	Minor interior	1	No significant investment	2	Some renovations	1	Facelift updates, new building	0	No significant investment	2	Village Square remodel	1	No significant investment	2	No significant investment	2		2
Total assessed value per building square foot	\$89	1	\$120	0	\$90	1	\$107	0	\$130	0	\$92	1	\$62	2	\$87	1		2
Ratio of building value vs. land value	0.36	2	0.61	1	0.92	0	0.73	0	0.42	2	0.67	1	0.43	2	0.46	2		2
Value change over time (5-yrs)	Average	1	Below average	2	Above average	0	Above average	0	Average	1	Below average	2	Below average	2	Average	1		2
Lease rates (5-yr average)	\$14.05	1	\$11.00	2	\$12.64	2	\$11.87	2	Owner occupied	0	\$14.82	1	\$14.85	1	\$11.10 - retail / \$16.71 - office	2		2
Area median incomes (in most relevant census tract(s)) City Median \$59,458	\$67,184 & \$95,508	0	\$67,184 & \$70,658	0	\$52,674, \$59,538, & \$72,157	1	\$45,536 & \$46,211	2	\$46,211 & \$47,688	2	\$46,211 & \$47,618	2	\$51,118, \$39,275, & \$65,071	2	\$45,783, \$45,536	2		1
VIOLATIONS																		
Police Calls	Low	0	Low	0	Close to a large mall, transit, major roadway, place of worship, bank, pharmacy, schools, hotels and vacant businesses have an impact on the rate of crime													
Orders Issued for Code Violations	1.4 / parcel	0	3.6 / parcel	1	Medium	1	Medium	1	High	2	High	2	Low	0	High	2		2
					6.1 / parcel	1	6.6 / parcel	2	4.5 / parcel vamping up orders	2	4.5 / parcel	1	9.5 / parcel	2	3.5 / parcel	0		1
VISIBILITY																		
Gateway (major presence at the entrance to the city)	Right off Hwy 169	2	First commercial off Hwy 169 on OSR	1		0		0	Off 494, south of American	1	Off 494, north of American	2	First commercial off Hwy 77 on OSR	2		0		3
Sphere of influence	1681 units	1	4,156 units	2	1,842 units	1	2,361 units	1	630 units	0	2,056 units	1	2,706 units	2	3,359 units	2		3
Traffic counts	8,900	0	27,900	2	25,100	2	21,400	2	32,700	2	29,100	2	24,304	2	26,500	2		2
Provide Key Service Grocery/Food mart		0		0		0	Cub Foods	2	Sima Market	1	Number of markets	2	Oriental Market	1		0		1
Restaurant/Coffee Shop	McDonalds and Lai Inn Chinese	1	Burger King, West Side Perk, Subway, Domino's, Zeke's	2	Burger King, Roast Beef, Chinese, Gyropolis	2	Kimson, Luna DiLuna, Bakery	2	McDonalds	1	Number of various restaurants	2	Subway, Gyros, Pizza	2	Burger King	1		1
Hardware or Pharmacy		0		0	Hardware	1		0		0	Hardware/Walgreens	2		0	Hardware	1		1
CONNECTIVITY																		
Good Bike/Trail Access w/ Bike Amenities	Off street trail	2	Off street trail	2	ATP Proposed bike lane	1	86th Street bike lanes	2	ATP proposed bike lane	1	ATP proposed bike lane	1	New Nokomis-MN River Trail	2	ATP proposed bike lane	1		3
All Day/Every Day Transit/With Shelters	Minimal	0	Minimal	0	Frequent service	1	Frequent service	1	Proposed BRT	1	Proposed BRT	1	Frequent service	1	Frequent service w/ shelters	2		3
Robust Sidewalk Network	Minimal sidewalks into neighborhood	0	Sidewalk around neighborhood	2	Sidewalks along Penn & 90th	2	Network around	2	Sidewalks in place, but no buffer from street	2	In place, with future improvements	2	In place - needs improvements on location	2	In place	2		2
PROXIMITY TO USES																		
Redundancy	No overlap	2	No overlap	2	No overlap	2	Commercial corridor / 98th & Lyndale	1	Overlap with American/Portland	1	Overlap with American/Nicollet	1	No Overlap	2	Overlap with 98th & Lyndale	1		1
EXPANSION OPPORTUNITIES																		
Affordable nearby land		0		0		0	Consolidation opportunities	1	Underutilized land on west side	1		0	SE corner consolidation opportunity	1	SE corner consolidation opportunity	1		2
LEVERAGING INVESTMENTS																		
Focus Area	Outside program area	0	Outside program area	0	Outside program area	0	Near area	1	Near area	1	Within area	2	Near area	1	Near area	1		2
OWNERSHIP																		
Complexity of Ownership Structure	Low	2	Low	2	Medium	1	Medium	1	Medium	1	Medium	1	High	0	Low	1		3
Multiple property owners	Six	2	Four	2	Twelve	0	Seventeen	0	Twelve	0	Nine	1	Sixteen	0	Thirteen	0		2
BARRIERS																		
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low	2	Low	2	Low	2	Low	2	Medium - small lots, substation	1	Medium	1	Low	2	Low	2		2
Viable for redevelopment (size)	Center has potential	2	Center has potential	2	Configuration of sites	2	Configuration of sites	2	West side - yes, East side - no	1	SW corner is small	2	NE corner is small	1	Small sites	1		2
Feasibility		2		2		1		2		2		2		2		2		1
MARKET INTEREST																		
Evidence of market interest	Center sold in 2014	1	Some interest in NW	1	CSL/Burger King sold - 2013 Interest in corner gas station, but issues with lot/parking	1	Lyndale Market built-2015, Luna DiLuna, facelifts on major centers	1	Potential, but issues with meeting code	1	Village Square remodel	2	Marathon gas sold - 2015, Amstar is for sale, GSSC is for sale, Office condos are for sale and All American Rec is on market	1	Stuff & Such is for sale / lease	1		2
NEED Weight Score	27		40		42		26		44		44		43		50			
IMPACT Weight SCORE	18		27		22		29		24		34		38		30			
CHALLENGES Weight SCORE	22		22		14		15		11		17		10		13			
TOTAL Weight Score	67		89		78		70		79		95		91		93			